150.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	771,000 / 771,000
					USE VALUE:	771,000 / 771,000
					ASSESSED:	771,000 / 771,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZARZYCKI ANDRZEJ
Owner 2:	ZARZYCKI MALGORZATA STARUK
Owner 3:	
Street 1:	49 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROSE THEODORE J -
Owner 2:	-
Street 1:	49 KENILWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Vinyl Exterior and 1566 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4092.000	336,800		434,200	771,000
Total Card	0.094	336,800		434,200	771,000
Total Parcel	0.094	336,800		434,200	771,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.34 | /Parcel: 492.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 99084
GIS Ref:
GIS Ref:
Insp Date: 01/20/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,800	0	4,092.	434,200	771,000	771,000	Year End Roll	12/18/2019
2019	101	FV	256,400	0	4,092.	407,100	663,500	663,500	Year End Roll	1/3/2019
2018	101	FV	256,400	0	4,092.	336,500	592,900	592,900	Year End Roll	12/20/2017
2017	101	FV	256,400	0	4,092.	309,400	565,800	565,800	Year End Roll	1/3/2017
2016	101	FV	256,400	0	4,092.	282,200	538,600	538,600	Year End	1/4/2016
2015	101	FV	242,200	0	4,092.	276,800	519,000	519,000	Year End Roll	12/11/2014
2014	101	FV	242,200	0	4,092.	257,300	499,500	499,500	Year End Roll	12/16/2013
2013	101	FV	242,200	0	4,092.	244,800	487,000	487,000		12/13/2012

!11744!

PRINT

Date	Time
12/11/20	01:52:57

LAST REV

Date	Time
07/11/16	08:19:02

ekelly

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11744

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSE THEODORE J	43634-389		8/31/2004		490,000	No	No		
YUNES EARL	30202-121		5/24/1999	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	99084
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2015	320	Solar Pa	8,000		4/14/2015			Install 12 solar p

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	Permit Insp	PC	PHIL C
1/20/2009	Measured	372	PATRIOT
12/14/2004	MLS	MM	Mary M
12/16/1999	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Entry Denied	268	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4092		Sq. Ft.	Site		0	80.	1.33	9									434,207						434,200	

Total AC/HA: 0.09394 | Total SF/SM: 4092 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 434,207 | Spl Credit | Total: 434,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32049799
Const Adj.:	0.99480152
Adj $ / SQ:	170.772
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413729
Depreciation:	76954
Depreciated Total:	336775

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

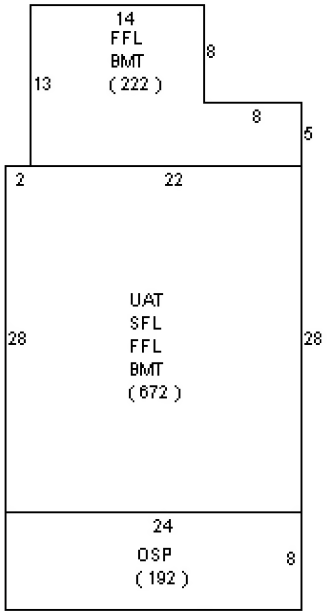
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.77
Special Features:	0	Val/Su Net:	119.43
Final Total:	336800	Val/Su SzAd	215.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	894	51.230	45,801
FFL	First Floor	894	170.770	152,670
SFL	Second Floor	672	170.770	114,759
OSP	Screen Porch	192	27.460	5,272
UAT	Upper Attic	168	68.310	11,476
	Net Sketched Area:	2,820	Total:	329,978
Size Ad	1566	Gross Are	3324	FinArea 1566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: